

ORDINANCE NO. 961205-K

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

800 SQUARE FOOT, MORE OR LESS, TRACT OF LAND OUT OF LOT 3, PARMER MILWOOD SUBDIVISION, FROM "LO" LIMITED OFFICE DISTRICT TO "GR" COMMUNITY COMMERCIAL DISTRICT, LOCALLY KNOWN AS 3801 WEST PARMER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "LO" Limited Office district to "GR" Community Commercial district on the property described in File C14-96-0123, as follows:

800 square foot, more or less, tract of land out of Lot 3, Parmer Milwood Subdivision, as recorded in Volume 94, Page 332, Travis County, Texas Plat Records, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3801 West Parmer Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on December 16, 1996.

#40

PASSED AND APPROVED

December 5

, 1996.

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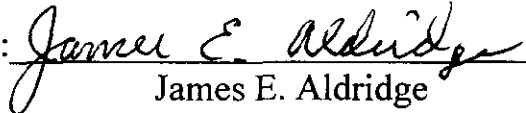
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk



SLAY ENGINEERING CO., INC.
202 CONCORD
SAN ANTONIO, TEXAS 78201
(210) 734-4388

EXHIBIT "A"

CIVIL ENGINEERING
SURVEYING
CONSULTING ENGINEERING

STATE OF TEXAS
COUNTY OF TRAVIS

ZONING NOTES
FOR
An 800 SQUARE FOOT TRACT
(Metes and Bounds Description)

A TRACT OF LAND containing 800 S.F., more or less, out of Lot 3, of the Parmer Milwood Subdivision, as recorded in Volume 94, Page 332 of the Travis County Plat Records, and being further described as follows:

COMMENCING at the westernmost northwest corner of Lot 1, Parmer Milwood Subdivision, being a 20' radius return for the south line of Parmer Lane (a 200' right-of-way) with the east line of Amherst Drive (a 90' right-of-way);

THENCE with the east line of Amherst Drive, also the west line of Lot 1, S29°50'00"W, at 214.34 feet cross the southwest corner of Lot 1, also the northwest corner of Lot 3, and 234.27 feet in all to a point in the west line of Lot 3;

THENCE parallel and 19.78 feet south of the common line between Lot 1 and Lot 3, S67°14'45"E, 88.40 feet to the Northwest Corner and POINT OF BEGINNING;

THENCE S67°14'45"E, 40.00 feet to the Northeast Corner;

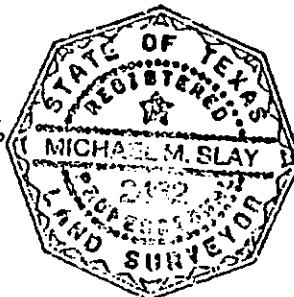
THENCE S22°45'15"W, 20.00 feet to the Southeast Corner;

THENCE N67°14'45"W, 40.00 feet to the Southwest Corner;

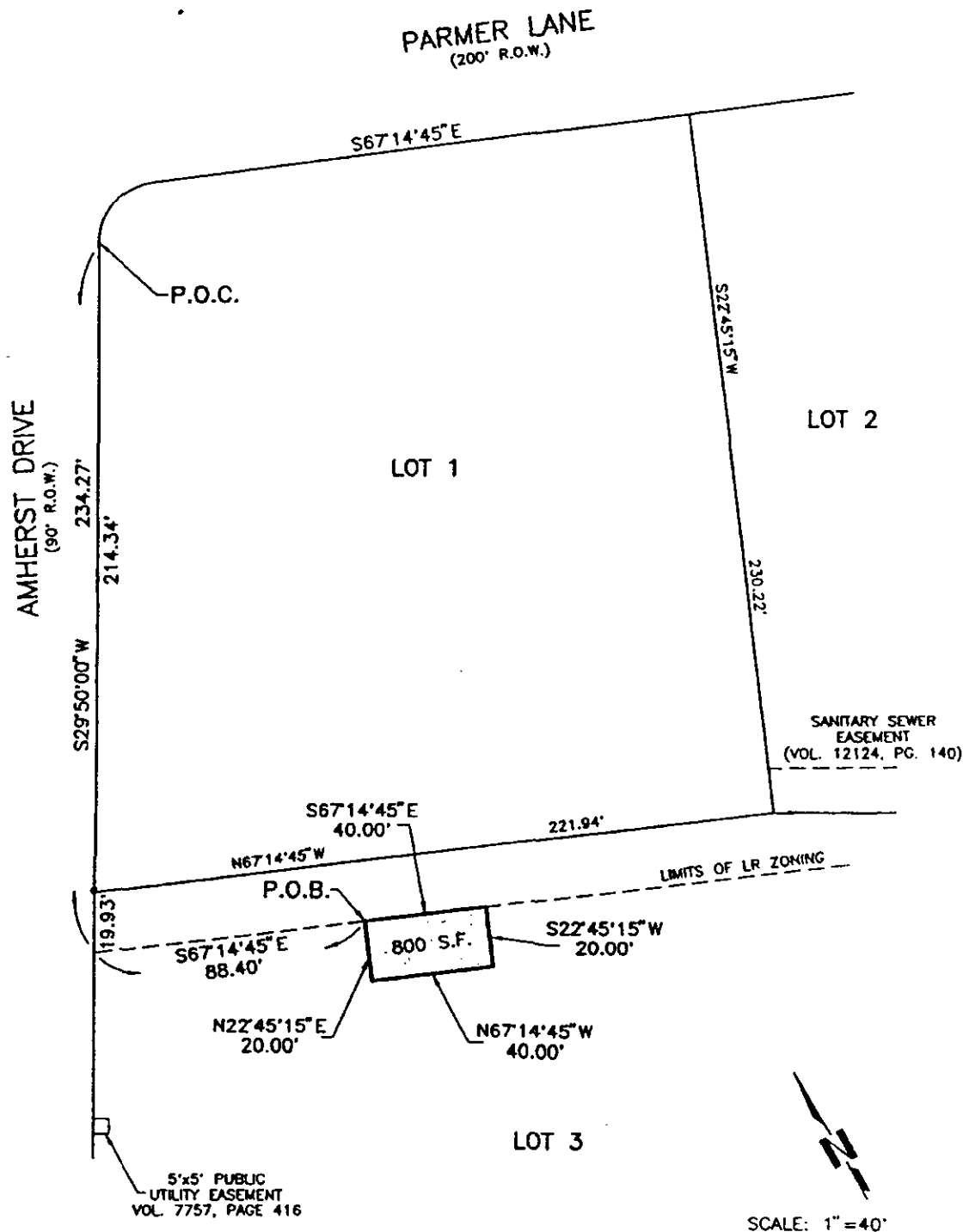
THENCE N22°45'15"E, 20.00 feet to the Northwest Corner and POINT OF BEGINNING, containing 800 square feet, more or less.

(These Zoning Notes were prepared from the plat referenced above. Corners for this description have not been staked in the field.)

Michael M. Slay, R.P.L.S. 9/05/96
Michael M. Slay
R.P.L.S. #2462



961205-15



ZONING PLAT FOR A 800 S.F. TRACT

**S
L
A
Y**

ENGINEERING CO., INC.
202 CONCORD
SAN ANTONIO, TEXAS 78201
(210) 734-4368
JOB NO. 96-002

THIS ZONING PLAT WAS PREPARED FROM THE SUBDIVISION PLAT OF PARMER MILWOOD SUBDIVISION, AS RECORDED IN VOLUME 94, PAGE 332 OF THE TRAVIS COUNTY PLAT RECORDS. CORNERS OF THIS TRACT HAVE NOT BEEN STAKED IN THE FIELD.

SKETCH TO ACCOMPANY
FIELD NOTES

961205-15

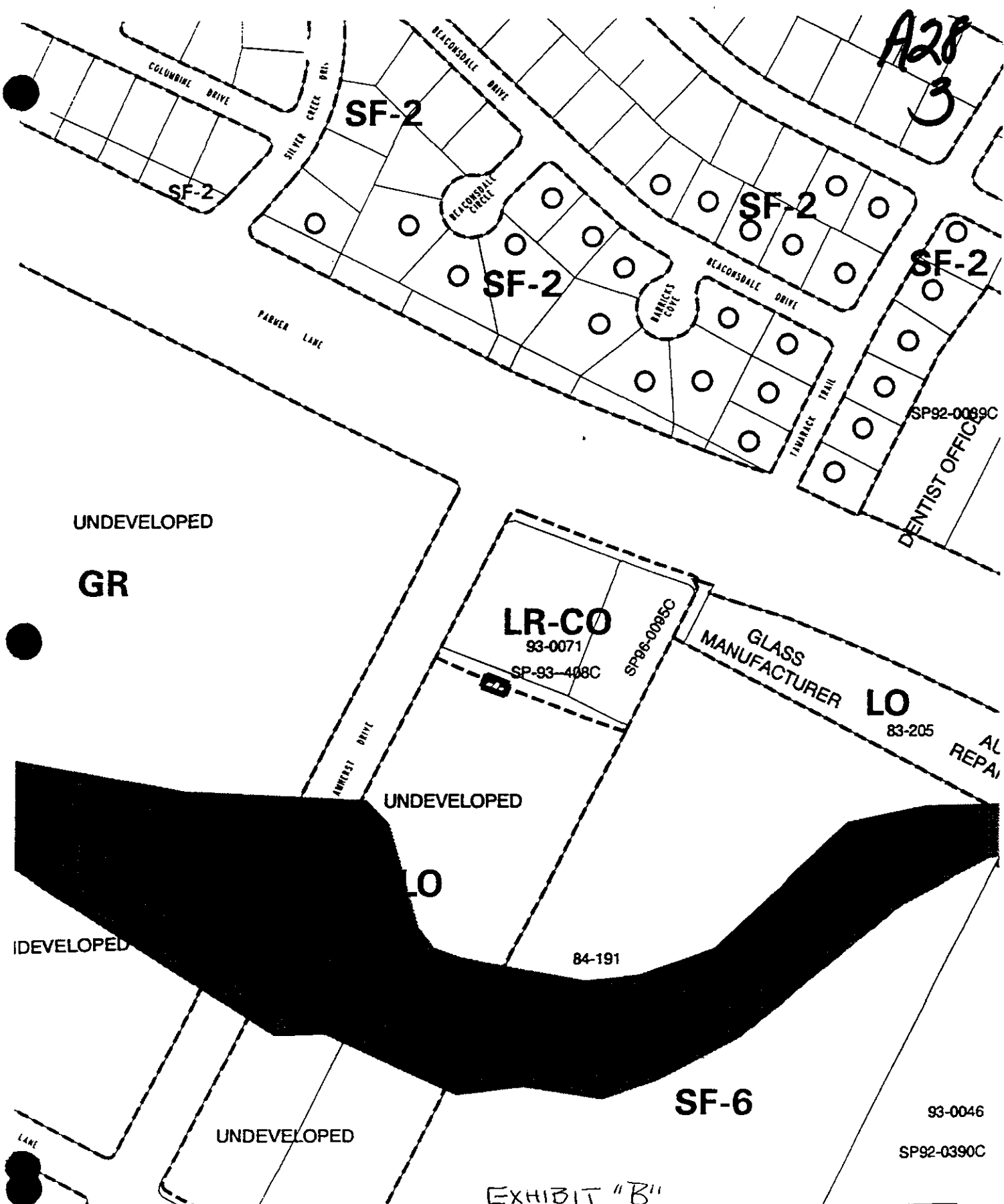






EXHIBIT "B"

 1"=200'	SUBJECT TRACT		CASE #: C14-96-0123 SUBJECT AREA (acres): 0.018 ADDRESS: 3801 W.PARKER LN.	CITY GRID REFERENCE NUMBER K35
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR:			
	CYCLE: 96-09	INTLS: TRC		

PO#: 961205K

Ad ID#: CHM400400

Acct#: 5124992499

Account Name: CITY CLERKS OFFICE

Austin American-Statesman

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

ORDINANCE NO. 961205-K
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS: 8700
SQUARE FOOT, MORE OR LESS,
TRACT OF LAND OUT OF LOT 3,
PARMER MILWOOD SUBDIVISION,
FROM "LO" LIMITED OFFICE DIS-
TRICT TO "GR" COMMUNITY COM-
MERCIAL DISTRICT, LOCALLY
KNOWN AS 3801 WEST PARMER
LANE, IN THE CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS.
MAYOR BRUCE TODD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

Carol Nickels

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	12/18/96	Last Published:	12/18/96
Times Published:	1	Classification:	9980
Lines:	16	Cost:	\$39.36

and that the attached is a true copy of said advertisement.

Carol Nickels

SWORN AND SUBSCRIBED TO BEFORE ME, this the 18th day of Dec, 1996.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS